

Housing in the District of Columbia



DMPED Objectives

1. **Revitalize Neighborhoods:** build and sustain healthy neighborhoods with a variety of housing and retail developments.
2. **Expand and Diversify the Economy:** attract, retain and expand businesses and industries.
3. **Provide Economic Opportunity for District Residents:** provide opportunities for employment, job training and entrepreneurship and procurement.



DMPED Strategic Initiatives

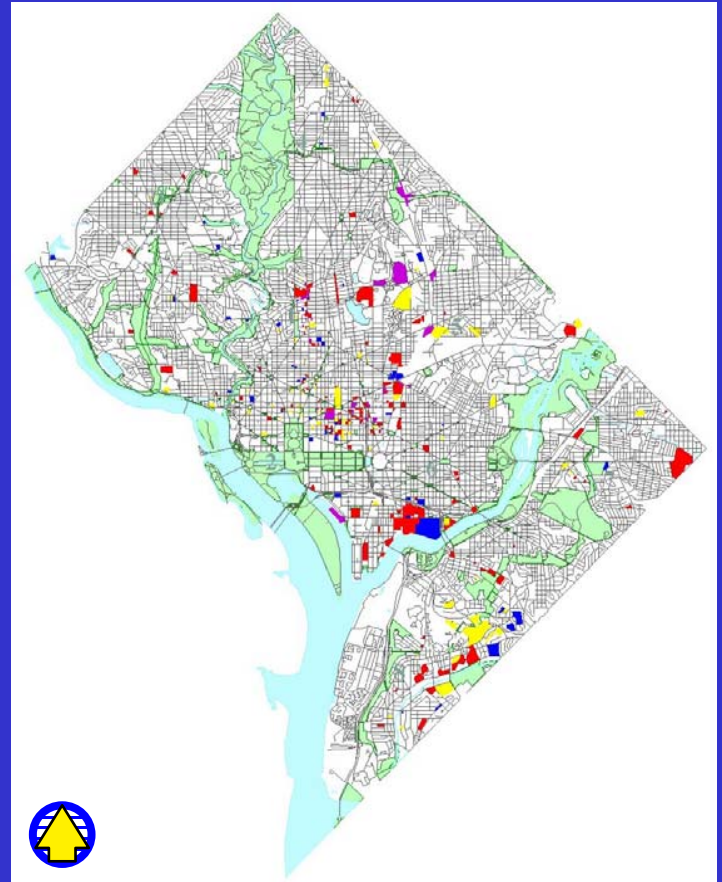
- Implement Mayor's Housing Strategy
- Alleviate Blight and Decay
- Enhance Development and Revitalize Downtown
- Bring Retail to Underserved Neighborhoods
- Government Centers in Neighborhoods
- Jobs for DC residents and LSDBE Participation



City Development Trends

Over the past 2 years, the District has experienced significant growth in the areas of housing and commercial development.

- 20,029 Housing Units
- 20.4 million sq.ft. of Commercial Space



Strong Residential Development

Completed:	3,144
Under Construct:	5,725
Predevelopment:	10,194
RFPs:	966
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Total:	20,029



Subsidized Housing Market

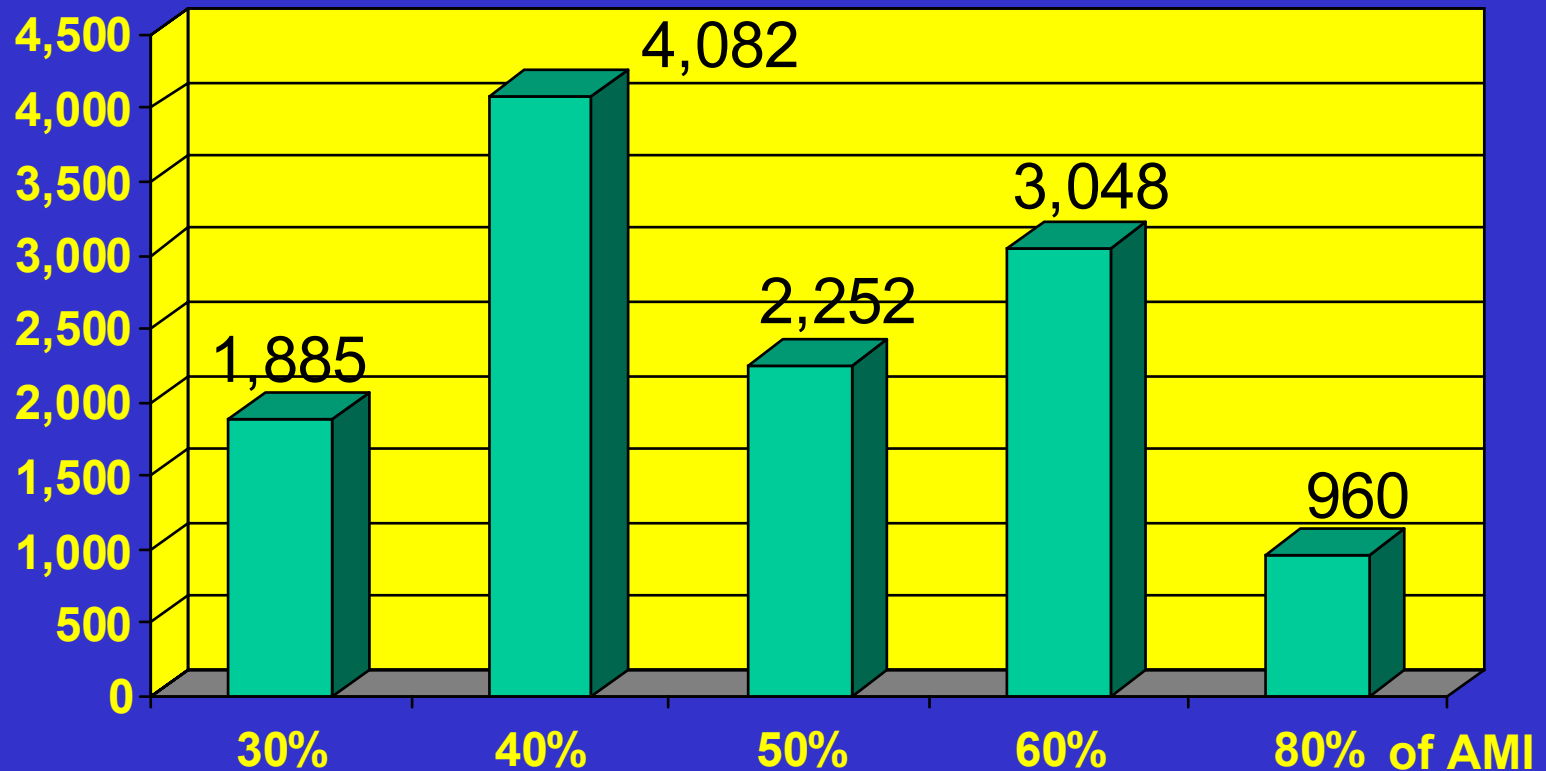
FY '99, '00, '01, '02
and pipeline

FY '99:	1,547
FY '00:	1,958
FY '01:	3,784
FY '02 (to date):	2,010
Pipeline:	4,553
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Total:	13,852



Affordable Housing Breakout

Number of Units by Income



District Financing

Since FY '99, HFA:

- Closed \$291M worth of projects
- Has \$141M worth of projects in their pipeline.

Since FY '99, DHCD:

- Closed \$47M worth of projects.
- Has \$61M worth of projects in their pipeline.

Combined this financing helped leverage \$843 million worth of development.



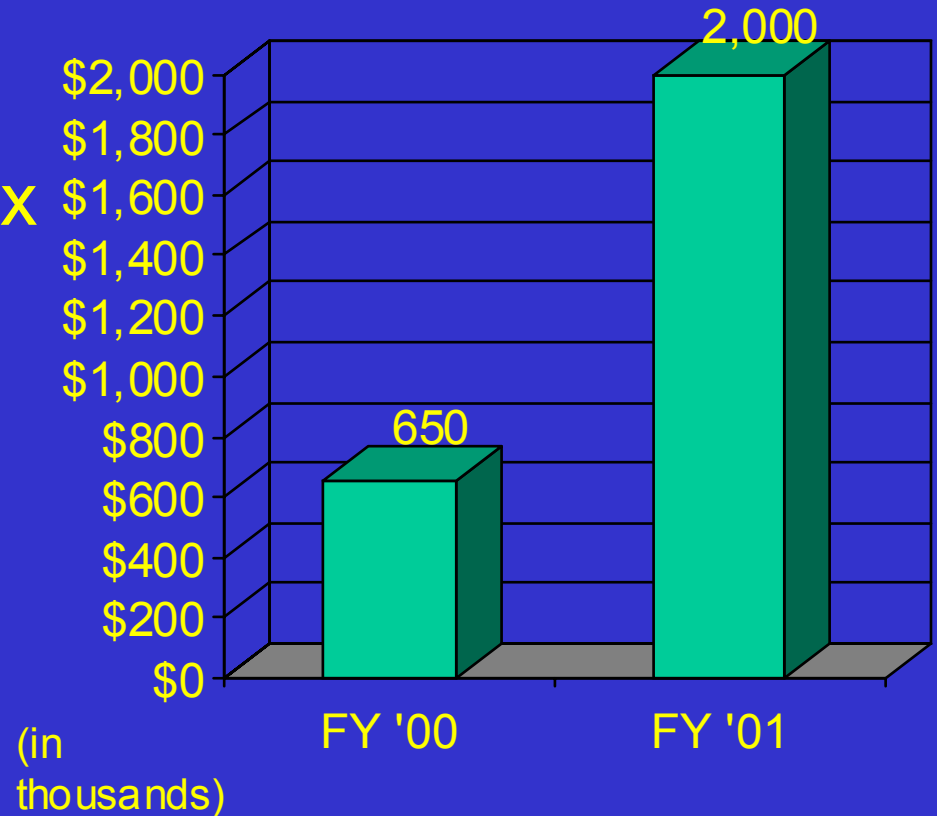
How to sustain and increase activity:

- New Federal Resources
- New District Policies and Resources
 - Housing Act of 2002
- Opportunities for Growth
 - Developing Underutilized Land and HOPE VI
 - *The Home Again Initiative*
 - *Strategic Neighborhood Investment Program*



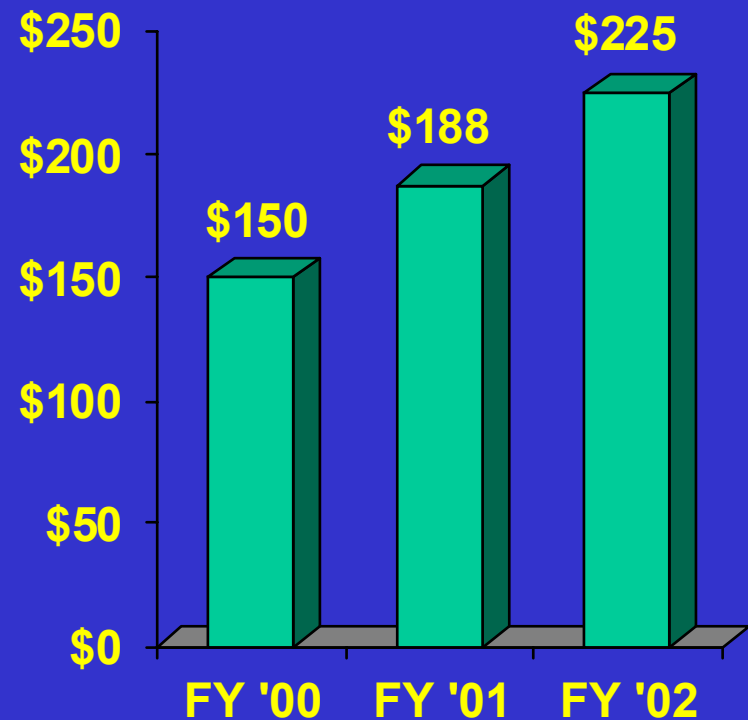
More Tax Credits

- \$1.3M more Low Income Housing Tax Credits in FY '01.
- From \$650,000 to \$2M.



New Tax Exempt Bond Authority

- \$75M new authority by FY '02.



New District Policies and Resources

- Housing Production Trust Fund
 - DOES Building: \$25M
 - Dedicated revenue: \$12-15M a year
- Tax Abatements
 - Downtown Development: \$4.5M
 - Mixed Income: \$2.5
 - Enterprise Zones: \$1M
 - Historic Housing: \$1.25M
 - Employer Assisted: \$2,500 per new resident



New District Policies and Resources

- The Housing Act will:
 - Generate \$95.5M in new revenue over 10 years
 - Help build and rehab 6,000 units of affordable housing
 - Preserve 5,173 units of affordable housing
 - Generate 870 construction jobs a year for 10 years



Developing Underutilized Land

Total Units

Columbia Heights: 500

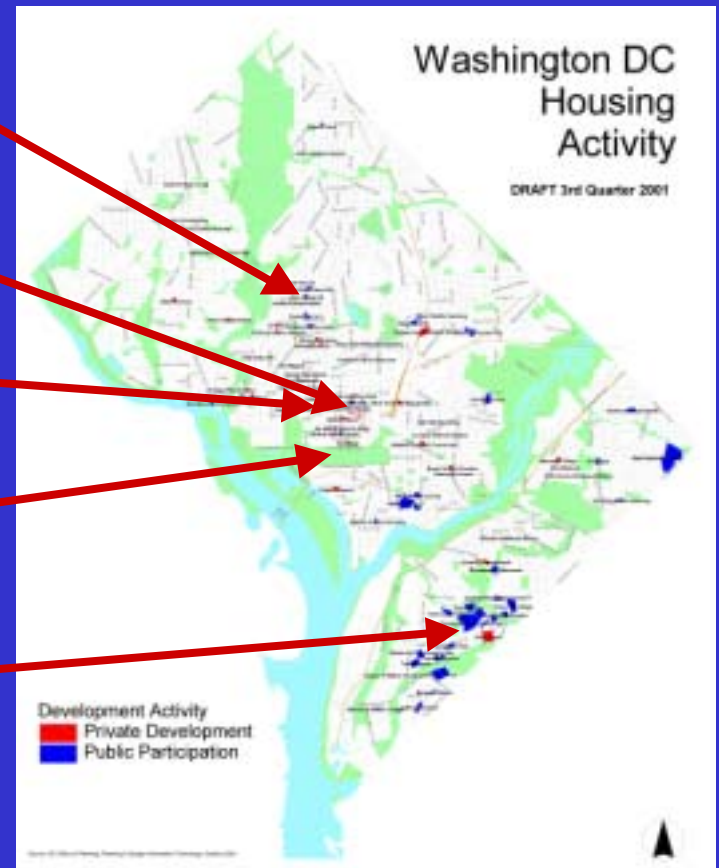
Wax Museum: 535

Mather Building: 54

Newseum: 100

Camp Simms: 80

Total 1,269



Developing Underutilized Land

Affordable Units

Columbia Heights: 100

Wax Museum: 160

Mather Building: 11

Newseum: 800*

Camp Simms: 16

Total 1,087



*At \$30,000 a unit.



Government of the District of Columbia (May 2002)

HOPE VI Developments

East Capital

Ellen Wilson

Capper/Carrollsborg

Frederick Douglas

Wheeler Creek



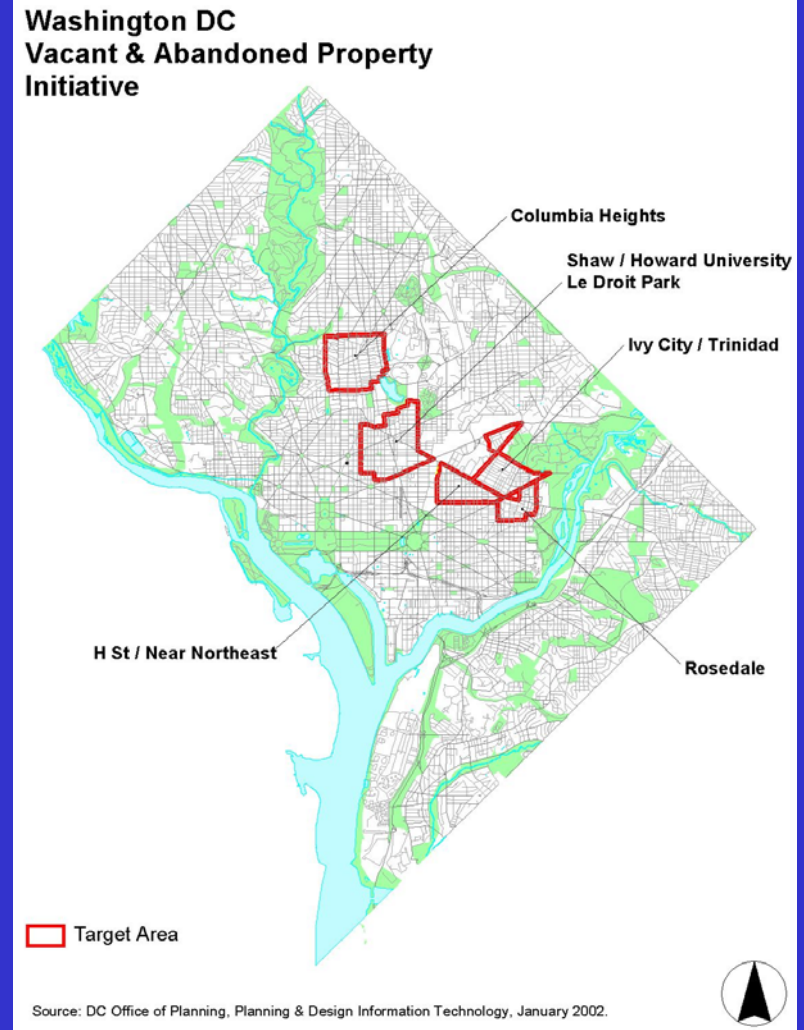
HOPE VI Developments

	Year Awarded	Grant	Total Costs	Units (new/replace)
Ellen Wilson	'94	\$25M	\$66M	134/134
Wheeler Creek	'97	\$20M	\$54M	314/403
Frederick Douglas	'99	\$30M	\$80M	600/612
East Capital	'00	\$31M	\$110M	647/1107
Capper/Carrolsburg	'01	\$35M	\$425M	1150/758
Total		\$140M	\$750M	2845/3148



Home Again Initiative

The District gains site control of vacant houses and sells them to developers who will convert them into homeownership opportunities.



Strategic Neighborhood Investment Program


An asset-based approach to neighborhood revitalization to retain and attract residents by....


- **Demonstrating meaningful and visible impacts in selected emerging or transitional neighborhoods within 3 to 5 years;**
- **Coordinating capital investments, infrastructure and public facilities improvements; and,**
- **Leveraging private and philanthropic resources by building on strong community and institutional anchors.**




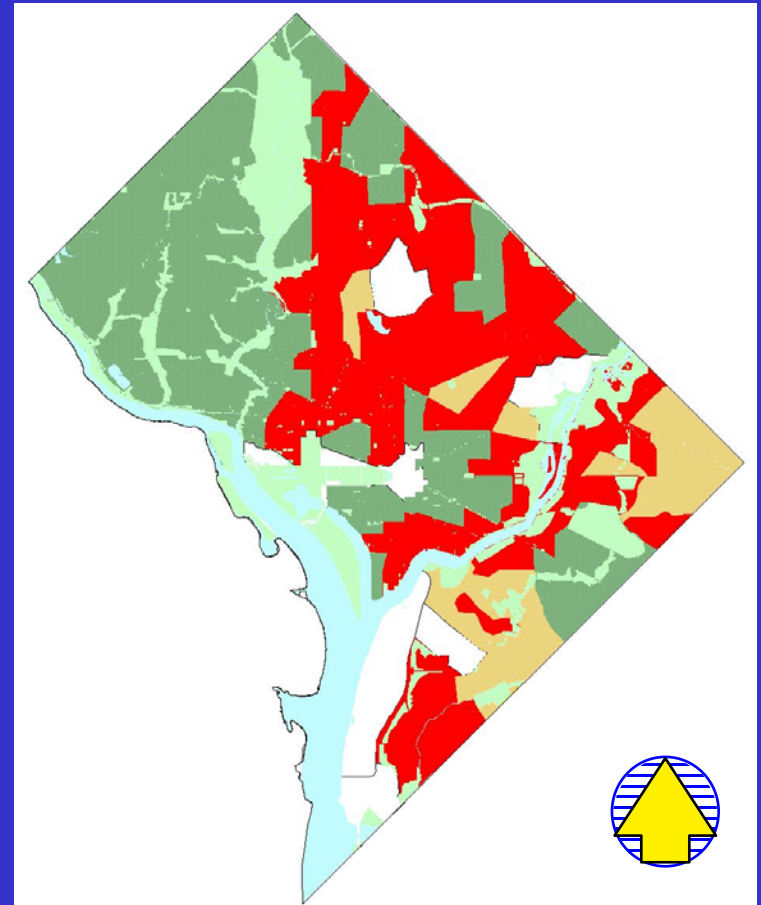
Strategic Neighborhood Investment Program

Different Neighborhoods Require Different Strategies.

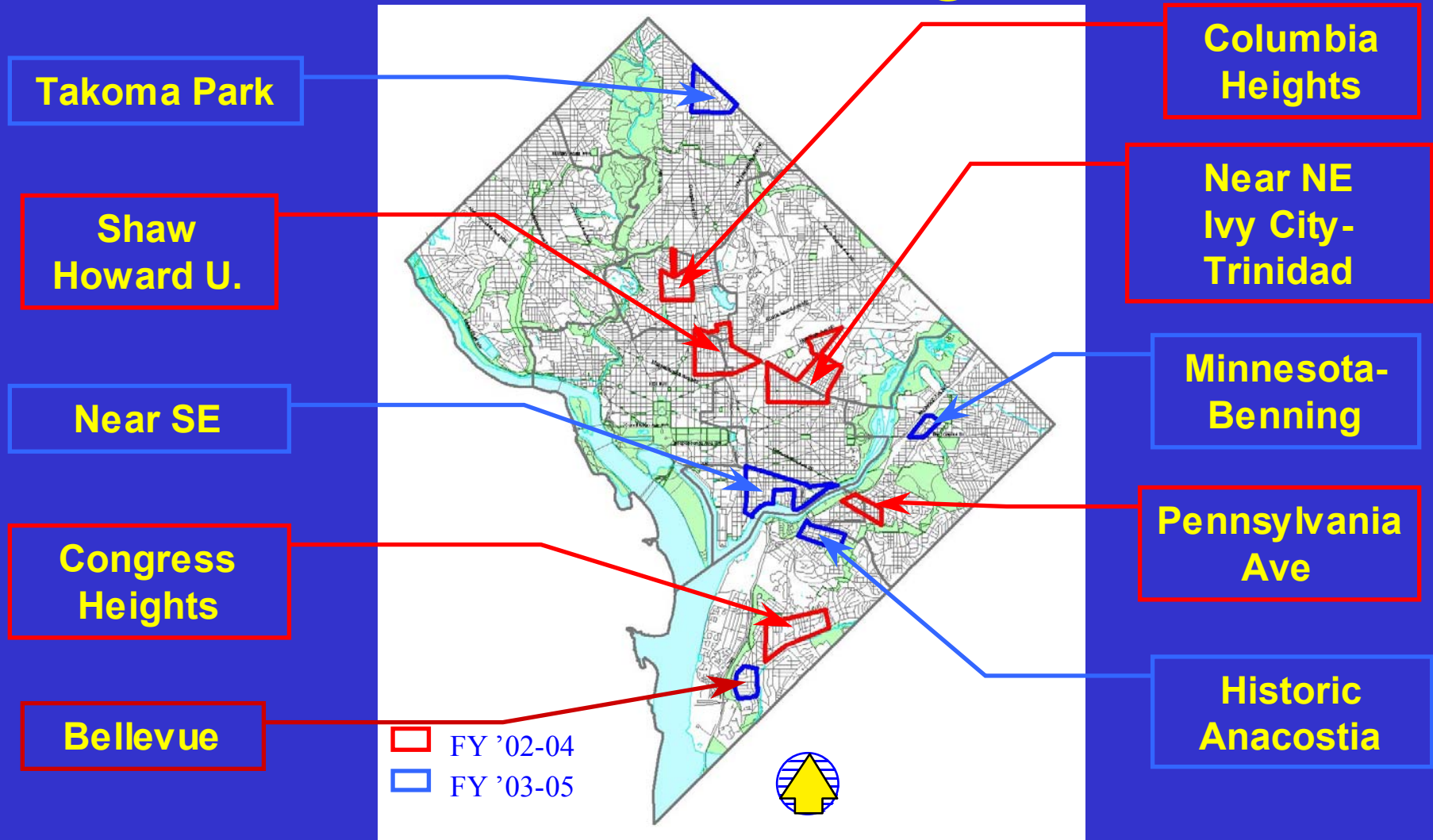
 **Stable:** Neighborhoods with ample market-driven, private investment and social indicators consistent with or higher than the city average.

 **Emerging/Transitional:** Neighborhoods that under-perform based on their market potential usually with moderately positive indicators, or fast-developing neighborhoods subject to rapid home sales, rising property values and displacement pressures.

 **Distressed:** Neighborhoods that face the most extreme challenge of low social indicators and extreme private disinvestments.



Strategic Neighborhood Investment Program



Housing Policy Goals

- Preserve existing affordable housing
- Develop new housing
- Convert underutilized assets into new homes

